

M E M O

To: Housing Methodology Committee
From: ABAG Staff
Date: September 27, 2006
Re: Questions for Department of Housing and Community Development (HCD)

Summary

We have assembled a list of the questions that have been raised by members of the Housing Methodology Committee. HCD has been asked to address these questions at our meeting on the 28th. If time allows, we can have the committee members ask additional question. The questions have been grouped around four the major topics associated with the Regional Housing Needs process: determination of the regional need, allocation methodology, legislative/policy issues, and housing element implementation/certification.

While HCD has seen the questions, time did not permit us to work with HCD to have written answers in advance of the meeting. We will work with HCD to provide written answers once the meeting is completed.

Questions

Regional Need

- **How does the region's overall performance in the 1999-2006 RHNA period impact the regional allocation for the current RHNA?**
- **Will the statistical models used by the Department of Finance (DOF) and/or HCD take into account the recent economic downturn that severely impacted much of the Bay Area?**
- **Does HCD object to ABAG using headship rates that better reflect the Bay Area's demographics, i.e., one lower than the state average?**
- **Is there documentation available that describes the HCD/DOF forecasting methodology?**
- **How does HCD account for seasonal, migrant farmworker jobs in determining the regional need number?**

RHNA Methodology

- **What are the key parameters pertaining to Trades and Transfers of allocated units between jurisdictions?**
- **What are the parameters of state housing law and policies pertaining to RHNA-related Sphere of Influence/jurisdictional boundary issues?**

Legislative/Policy Issues

- **Why do RHNA-related statutes overlook local growth planning measures, agricultural preservation, water supply and open space policies recognized by other state statutes?**

Housing Element Implementation/Certification

- **How will the two-year RHNA-related extension granted by the State to ABAG impact how permitted housing units in the Bay Area are counted relative to the 3rd and 4th RHNA cycles?**
- **Given recent revisions to state statutes and HCD policies, how does HCD define housing units for certification purposes?**
- **What specific action causes a housing unit to be counted for reporting purposes? Obtaining a building permit, planning approval?**
- **Can affordable units be weighted by size for certification purposes? (e.g. a 3-bedroom unit would receive a higher count than a 1- or 2-bedroom unit)**
- **How are group quarters (including student housing, senior housing, and single room occupancy facilities) counted for certification purposes?**
- **Will HCD be providing additional funding in the current RHNA cycle to assist jurisdictions with the development of affordable housing?**
- **Can HCD provide a more prescriptive, predictable approach for jurisdictions relative to the Housing Element certification process?**
- **Will HCD be offering any technical assistance to jurisdictions relative to housing element updates?**